

## CITY OF DENTON CITY COUNCIL MINUTES

June 3, 2025

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, June 3, 2025, at 3:01 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Paul Meltzer and Council Members Brian Beck, Vicki Byrd, Joe Holland, and Brandon Chase McGee

ABSENT: Council Member Jill Jester

Also present were City Manager Sara Hensley and City Attorney Mack Reinwand.

The posted agenda noted the registration process for public participation at this meeting. However, there were no online registrations or call ins on any items on the agenda.

### **WORK SESSION**

#### **1. Citizen Comments on Consent Agenda Items**

None

#### **2. Requests for clarification of agenda items listed on this agenda for public hearing and individual consideration.**

- Clarification:
  - o None
- Pulled For Individual Consideration:
  - o None

#### **3. Work Session Reports**

- A. ID 25-1910 Receive a report, hold a discussion, and give staff direction regarding updates to the Denton Renewable Resource Plan. [Estimated Presentation/ Discussion Time: 60 minutes]

The item was presented, and discussion followed.

Following discussion, City Council consensus was to support staff recommendations.

- B. ID 25-766 Receive a report, hold a discussion, and give staff direction regarding an update to the Special Event Schedule of Fees for City Departments. (Community Partnership Committee approved the recommendation). [Estimated Presentation/Discussion Time: 60 minutes]

The item was presented, and discussion followed.

Following discussion, City Council consensus was to support staff recommendations.

The work session ended at 5:02 p.m.

### **CLOSED MEETING**

#### **1. Closed Meeting:**

1. The City Council convened into a Closed Meeting at 5:03 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

- A. ID 25-859 Deliberations Regarding Certain Public Power Utilities: Competitive Matters - Under Texas Government Code Section 551.086. Receive information from staff regarding the Denton Renewable Resource Plan and the engagement of principal agent services for the purpose of negotiating power purchase agreements that include public power utility competitive data; discuss, deliberate, and provide direction to staff regarding same.

#### **DELIBERATED**

- B. ID 25-909 Deliberations regarding Economic Development - Under Texas Government Code Section 551.087. Receive a report and hold a discussion regarding the potential offer of a financial or other incentive to a business prospect code-named Project Jupiter Compound which the City seeks to have locate, stay, renovate, or expand in or near the territory of the City and with which the City is conducting economic development negotiations. This discussion shall include commercial and financial information, including an economic development incentive request the City has received from Project Jupiter Compound.

#### **DELIBERATED**

The closed meeting started at 5:03 p.m. and ended at 5:46 p.m. No votes or actions were taken during the closed meeting.

### **REGULAR MEETING**

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Regular Meeting on Tuesday, June 3, 2025, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Paul Meltzer and Council Members Brian Beck, Vicki Byrd, Joe Holland, and Brandon Chase McGee

ABSENT: Council Member Jill Jester

Also present were City Manager Sara Hensley and City Attorney Mack Reinwand.

The posted agenda noted the registration process for in-person, call-in, and public participation at this meeting. However, there were no online registrations or call ins on any items on the agenda.

**1. PLEDGE OF ALLEGIANCE**

- A. U.S. Flag
- B. Texas

**2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC**

- A. Review of procedures for addressing the City Council.
- B. Reports from members of the public shall be received through the following two (2) methods. A total of up to seven (7) speakers are permitted to provide public comment and may include any combination of prior registration and open microphone speakers.
  - 1) Pre-registration. This section of the agenda permits any person who has registered in advance to make a citizen report regarding a public business item he or she wishes to be considered by the City Council. Each speaker is allowed a maximum of four (4) minutes to present their report. At the conclusion of each report, the City Council may pose questions to the speaker or may engage in discussion. If the City Council believes that a speaker's report requires a more detailed review, the City Council will give the City Manager or City Staff direction to place the item on a future work session or regular meeting agenda and advise staff as to the background materials to be desired at such meeting.

**1) Scheduled Citizen Reports from Members of the Public**

- A. ID 25-1053 Ms. Barbara Kuzma regarding lack of tornado sirens.  
**PRESENTED**
  - B. ID 25-1054 Ms. Tracy Duckworth regarding homelessness.  
**PRESENTED**
  - C. ID 25-1058 Ms. Barbara Owens regarding the negative environmental impact of current developments in Denton.  
**PRESENTED**
  - D. ID 25-1061 Mr. James Jackson regarding Pridenton and Pride Month.  
**PRESENTED**
- 2) Open Microphone. This section of the agenda permits any person who has not registered in advance for a citizen report to make comments about public business items not listed on the agenda. Such person(s) shall have registered using the "Virtual White Card" or "By Phone" process outlined by the City on its website or meeting notice.

(2) Additional Citizen Reports (Open Microphone)

Citizen comments received are noted on Exhibit A.

**4. CONSENT AGENDA**

The Consent Agenda consisted of Items 4. A-L. During the Work Session held earlier in the day, no items were pulled for Individual Consideration.

Mayor Hudspeth moved to adopt the Consent Agenda as presented.

Discussion followed.

Council Member McGee called a Point of Order and a Point of Information to inquire about process.

Motion seconded by Council Member Holland.

Discussion followed.

Council Member Beck moved to amend the underlying motion to remove Items F, I, N, and R from the consent agenda for individual consideration.

Discussion followed.

The motion to amend failed for lack of a second.

Mayor Hudspeth amended his underlying motion to move approval of the consent agenda but for F, I, N, and R for individual consideration. Council Member Holland seconded the motion.

The motion carried.

AYES (6): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, and McGee

NAYS (0): None

ABSENT (1): Council Member Jill Jester

A. ID 25-060 Consider approval of the minutes of the May 20, 2025 Regular Meeting.  
**APPROVED**

B. ID 25-999 Consider approval of a resolution of the City of Denton excusing the May 19, 2025, meeting absence of a Zoning Board of Adjustment Member; and providing an effective date.  
**ASSIGNED RESOLUTION NO. 25-999**

- C. ID 25-1000 Consider approval of a resolution of the City of Denton excusing the May 19, 2025, meeting absence of a Public Utilities Board Member; and providing an effective date.  
**ASSIGNED RESOLUTION NO. 25-1000**
- D. ID 25-1002 Consider approval of a resolution of the City of Denton excusing the April 28, 2025, the May 5, 2025, and the May 19, 2025, meeting absences of a Public Utilities Board Member; and providing an effective date.  
**ASSIGNED RESOLUTION NO. 25-1002**
- E. ID 25-981 Consider appointment of a Board Chair to the Tax Increment Reinvestment Zone Number Two Board of Directors.  
**APPROVED**  
**APPOINTMENT LISTED ON EXHIBIT B**
- G. ID 25-945 Consider adoption of an ordinance of the City of Denton granting the Denton Juneteenth Celebration Committee a three-year noise exception for the Denton Juneteenth Celebration to be held on June 20-22, 2025, June 19-21, 2026, and June 18-20, 2027, at Fred Moore Park; and providing an effective date.  
**ASSIGNED ORDINANCE NO. 25-945**
- H. ID 25-980 Consider adoption of an ordinance of the City of Denton, authorizing the city manager to enter into an agreement between the City and Denton Independent School District to provide summer breakfasts and lunches to children enrolled in the City of Denton Parks and Recreation summer camp program at no charge to said recipients at designated Denton Independent School District sites and City of Denton Parks and Recreation facility sites; and providing an effective date.  
**ASSIGNED ORDINANCE NO. 25-980**
- J. ID 24-2550 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a funding agreement between the City and Denton County Friends of the Family to provide Community Development Block Grant funds for pre-development costs for the construction of the Family Justice Center in Denton, Texas; authorizing the expenditure of funds in an amount not to exceed \$117,212.13; and providing an effective date.  
**ASSIGNED ORDINANCE NO. 24-2550**
- K. ID 25-992 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with Raftelis Financial Consultants, Inc., for the Water, Wastewater, and Drainage Utilities Cost of Service Study for the Water Utilities Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8738 - Professional Services Agreement for a Cost of Service Study awarded to Raftelis Financial Consultants, Inc., in the five (5) year not-to-exceed amount of \$689,803.00). The Public Utilities Board recommends approval (4 - 0).  
**ASSIGNED ORDINANCE NO. 25-992**

- L. ID 25-993 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Flowpoint Environmental Systems, Inc., for a bulk-fill station for the Water Utilities Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8750 - awarded to Flowpoint Environmental Systems, Inc., for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$94,000.00). The Public Utilities Board recommends approval (4 - 0).  
**ASSIGNED ORDINANCE NO. 25-993**
- M. ID 25-994 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Samsara Inc. through the Sourcewell Cooperative Purchasing Network Contract No. 020221, for the Samsara Camera Software System for the Solid Waste and Recycling Department; authorizing the expenditure of funds therefor; and providing an effective date (File 8679 - awarded to Samsara Inc., for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$434,929.00). The Public Utilities Board recommends approval (4 - 0).  
**ASSIGNED ORDINANCE NO. 25-994**
- O. ID 25-995 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with HOAR Program Management, LLC, for project management services for the Fleet Services HVAC Upgrade for the Facilities Management Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8245-005 - Professional Services Agreement for project management services awarded to HOAR Program Management, LLC, in the not-to-exceed amount of \$141,844.00).  
**ASSIGNED ORDINANCE NO. 25-995**
- P. ID 25-996 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with AssetWorks Inc., for asset management software for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8660 - awarded to AssetWorks Inc., for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$757,144.00).  
**ASSIGNED ORDINANCE NO. 25-996**
- Q. ID 25-998 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Entech Sales and Service, LLC, through the Buy Board Cooperative Purchasing Network Contract No. 733-24, for the maintenance, repair, inspection, and replacement of AAON, Seresco, LG, and Johnson Controls, heating, ventilation, and air conditioning (HVAC) units for various City buildings for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (File 8835 - awarded to Entech Sales and Service, LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$2,486,268.00).  
**ASSIGNED ORDINANCE NO. 25-998**

Pulled for Individual Consideration by Council Member Beck.

- F. ID 25-880 Consider approval of a resolution of the City of Denton amending Policy No. 106.04 "Overtime" to revise various provisions including changes to the calculation of overtime for non-exempt employees, ensuring that overtime is based on hours worked beyond 40 hours per workweek. Additionally, the policy defines overtime calculations for civil service employees; and declaring an effective date.

**ASSIGNED RESOLUTION NO. 25-880**

Following discussion, Mayor Hudspeth moved to adopt the item as presented. Motion seconded by Council Member Holland.

AYES (5): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Holland, and McGee

NAYS (1): Council Member Beck

ABSENT (1): Council Member Jester

- I. ID 25-881 Consider approval of a resolution of the City of Denton amending Policy No. 109.01 "Corrective Action" to provide revised information on the implementation of performance improvement plans and clearly defines the roles and responsibilities of supervisors and employees within the corrective action process to ensure transparency and fairness; and declaring an effective date.

**ASSIGNED RESOLUTION NO. 25-881**

Following discussion, Mayor Hudspeth moved to adopt the item as presented. Motion seconded by Council Member Holland.

AYES (5): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Holland, and McGee

NAYS (1): Council Member Beck

ABSENT (1): Council Member Jester

- N. ID 25-885 Consider approval of a resolution of the City of Denton amending Policy No. 109.04 "Reduction In Force" to provide clarification on employee appeal rights, decision-making criteria, and budgetary considerations related to implementing a reduction in force; and declaring an effective date.

**ASSIGNED RESOLUTION NO. 25-885**

Following discussion, Mayor Hudspeth moved to adopt the item as presented. Motion seconded by Council Member Holland.

AYES (5): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Holland, and McGee

NAYS (1): Council Member Beck

ABSENT (1): Council Member Jester

- R. ID 25-886 Consider approval of a resolution of the City of Denton amending Policy No. 109.03 "Appeals" to revise various provisions and to enhance employees' understanding of their rights to appeal corrective actions when applicable; and declaring an effective date.  
**ASSIGNED RESOLUTION NO. 25-886**

Following discussion, Mayor Hudspeth moved to adopt the item as presented. Motion seconded by Council Member Holland.

AYES (5): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Byrd, Holland, and McGee

NAYS (1): Council Member Beck

ABSENT (1): Council Member Jester

#### **4. PUBLIC HEARINGS**

- A. PD23-0001e Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification from Residential 2 (R2) district to an Overlay Planned Development with a base zoning of Mixed-Use Neighborhood (PD-MN) and Residential 2 (PD-R2) on approximately 195 acres of land generally located at the southeast corner of the I35-W and Corbin Road intersection in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted [5-0] to recommend denial of the request. Motion for denial by Commissioner Dyer and seconded by Commissioner Riggs. (PD23-0001e, Denton 195 Planned Development Overlay, Angie Manglaris) A SUPERMAJORITY VOTE OF THE CITY COUNCIL IS REQUIRED TO APPROVE THIS ZONING CHANGE REQUEST.

There were no online registrations or call-ins on the item

The public hearing for this item was not opened as the item was postponed to a date uncertain.

#### **5. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. ID 25-997 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Siddons Martin Emergency Group, LLC, through the Buy Board Cooperative Network Contract Nos.



698-23, 745-24, 746-24, and an authorized dealer for Skeeter Emergency Vehicles, LLC, through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program Contract No. FS12-23, for the purchase and repairs of fire apparatus and equipment for the Fleet Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8814 - awarded to Siddons Martin Emergency Group, LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$28,003,500.00).

**ASSIGNED ORDINANCE NO. 25-997**

There were no online registrations or call-ins on the item.

The item was presented, and discussion followed.

Following discussion, Council Member Hudspeth moved to adopt the item as presented. Motion seconded by Council Member Holland.

AYES (6): Mayor Hudspeth, Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Holland, and McGee

NAYS (0): None

ABSENT (1): Council Member Jester

Motion carried unanimously.

**6. CONCLUDING ITEMS**

Council Members expressed items of interest.

Council Member Beck left at 7:26 p.m. and Council Member McGee left at 7:27 p.m.

With no further business, the meeting was adjourned at 7:28 p.m.

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GERARD HUDSPETH  
MAYOR  
CITY OF DENTON, TEXAS

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LAUREN THODEN  
CITY SECRETARY  
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: \_\_\_\_\_

**June 3, 2025 City Council Regular Meeting - EXHIBIT A**

<b>Name</b>	<b>Last</b>	<b>Address</b>	<b>City</b>	<b>Agenda Item</b>	<b>Position</b>	<b>Method</b>	<b>Comments</b>
Charles	Voellinger	1831 Panhandle St	Denton	25-1061	Support	Citizen Report	No Speak
George	Ferrie	4768 Conley Ln	Denton	2.E		Open Mic	
Stell	Shuman-Thomas	1815 Maple St	Denton	2.F		Open Mic	
Aether	Dixon		Halston, OK	2.G		Open Mic	
Randi	Rivera	4400 Hwy 121 # 800	Lewisville	PD23-0001e	Support	Individual Consent	

**June 3, 2025 City Council Regular Meeting - EXHIBIT B**

<b>Member Name</b>		<b>Board Name</b>	<b>Appointed as</b>	<b>Agenda Item</b>	<b>Effective Date</b>
Brian	Danhof	Tax Increment Reinvestment Zone Number Two Board	Chair	25-981	6/3/2025